

020.A

0001

0406.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

362,900 / 362,900

USE VALUE:

362,900 / 362,900

ASSESSED:

362,900 / 362,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 406

Owner 1: MURPHY KATHERINE	
Owner 2: HERBERT PATRICIA	
Owner 3:	

Street 1: 18 HAMILTON RD #406

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MURPHY CLAIRE A & RONALD J -

Owner 2: C/O KATHERINE MURPHY -

Street 1: 9 BATTERY STREET #2

Twn/City: BOSTON

St/Prov: MA Cntry:

Postal: 02109

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 616 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6050																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	362,900			362,900		
							144891
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	352,600	0	.	.	352,600	352,600	Year End Roll	12/18/2019
2019	102	FV	343,900	0	.	.	343,900	343,900	Year End Roll	1/3/2019
2018	102	FV	284,800	0	.	.	284,800	284,800	Year End Roll	12/20/2017
2017	102	FV	255,700	0	.	.	255,700	255,700	Year End Roll	1/3/2017
2016	102	FV	255,700	0	.	.	255,700	255,700	Year End	1/4/2016
2015	102	FV	240,200	0	.	.	240,200	240,200	Year End Roll	12/11/2014
2014	102	FV	214,000	0	.	.	214,000	214,000	Year End Roll	12/16/2013
2013	102	FV	214,000	0	.	.	214,000	214,000		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY CLAIRE A	43884-278		10/13/2004	Family		1	No	No	
	16413-194		9/1/1985		82,800	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/13/2017									Measured		DGM	D Mann											
5/6/2000										197	PATRIOT												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

Total Card / Total Parcel

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

362,900 / 362,900

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	646-6998, Building Number 18.																			
Sty Ht:	1 - 1 Story			A Bath:		Rating:																					
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																					
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																					
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average																				
Prime Wall:	7 - Brick			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	4 - Flat			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																				
Color:	BRICK			A Kits:		Rating:																					
View / Desir:				Fapl:	0	Rating:	Average																				
GENERAL INFORMATION				WSFlue:		Rating:																					
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1985	Eff Yr Blt:		Location:	R - Rear																						
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor:	4 - 4th Floor																						
Const Mod:				% Own:	0.762099981																						
Lump Sum Adj:				Name:	35 - 6050																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0														
Sec Int Wall:		%		Economic:			%	Additions:																			
Partition:	T - Typical			Special:			%	Kitchen:																			
Prim Floors:	4 - Carpet			Override:			%	Baths:																			
Sec Floors:		%		Total:	20.4	%		Plumbing:																			
Bsmnt Flr:				CALC SUMMARY				Electric:																			
Subfloor:				Basic \$ / SQ:	320.00			Heating:																			
Bsmnt Gar:				Size Adj.:	1.47402596			General:																			
Electric:	3 - Typical			Const Adj.:	1.04957998			COMPARABLE SALES				SUB AREA															
Insulation:	2 - Typical			Adj \$ / SQ:	495.075			Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL														
Int vs Ext:	S			Other Features:	32716								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Heat Fuel:	1 - Oil			Grade Factor:	1.00								GLA	Gross Liv Ar	616	495.070	304,966										
Heat Type:	3 - Forced H/W			NBHD Inf:	1.35000002																						
# Heat Sys:				NBHD Mod:																							
% Heated:	100	% AC:	100	LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:	NO	Adj Total:	455870																						
% Com Wall:		% Sprinkled:		Depreciation:	92998																						
				Deprecated Total:	362873																						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																			
Make:																											
Model:								Serial #:																			
SPEC FEATURES/YARD ITEMS								Year:																			
												PARCEL ID				020.A-0001-0406.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:															
IMAGE																				AssessPro Patriot Properties, Inc							
																											